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Additional Registrar
of Assurances, Kolkata

2.1.13

THIS INDENTURE OF LEASE made on this 2nd day of January, Two Thousand and Thirteen BETWEEN (1) SMT. PILLABAI SAPHUI, wife of Paresh Chandra Saphui, residing at 152, Kalipada Mukherjee Road, Kolkata-700 008 and (2) SMT. MIRABAI NASKAR, wife of Bhola Nath Naskar, residing at 8/4A, Hatibagan Road, Entally, Kolkata - 700 014, the Executrix to the Estate of LATE SWARNA MOYEE DASI, hereinafter referred to as the "LESSOR" (which expression shall unless excluded

BL. No. 58232 DATE 19 DEC 2012

NAME.....

ADD.....

AMT. 1000/-

SINGHVI & CO.

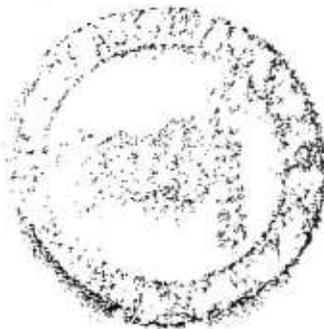
Advocates

10, Kiren Shankar Poy Road,
1st Floor, Calcutta - 700 001.

M Ghosh

MOUSUMI GHOSH
LICENSED STAMP ENDOR
KOLKATA REGISTRATION OFFICE

Dulal Ghosh
s/o. Kartick Ghosh
4 Labaria, Howrah
Business



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by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, successors in interests, successor in office and assigns) and the estate which they represent and the successors in interest to the said estate of the **ONE PART** : duly represented by their Constituted Attorney namely **MR. R.K. JAIN**, son of Late Mannu Lal Jain, residing at 110/N, Cossipore Road, Kolkata-700 002, having his PAN No. ACPJ3192E **A N D MACFARLANE & CO. LIMITED**, a company incorporated under the provisions of Companies Act, 1956 having its registered office at 9/1, R.N. Mukherjee Road, Kolkata-700 001, having its PAN No. AABCM9446L, duly represented by their Director namely **MR. G.D. RATHI** son of Late Brij Ratan Rathi, residing at 26, P.K. Tagore Street, Kolkata-700 006, hereinafter referred to as the "**LESSEE**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, successor in interests and assigns) of the **OTHER PART** :

WHEREAS :

- A. One Shri Jadu Nath Sarkar, residing at 68B, Dr. Suresh Sarkar Road, Entally, Kolkata was, inter alia, the owner of the premises at 18, Radha Nath Chowdhury Road, Kolkata - 700 015 comprising an area measuring 86 kathas, 14 chataks, 31 sq.ft. morefully described in Schedule-I hereunder written and hereinafter referred to as the said premises.
- B. The said Jadu Nath Sarkar executed a Will on 13th Falgoon 1320 BS corresponding to February 25, 1914, whereby and whereunder he bequeathed all the properties owned by him including the said



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premises in favour of his widow Swarnamoyee Dasi, since deceased.

- C. The said Jadu Nath Sarkar died leaving behind his widow Swarnamoyee Dasi, since deceased as his only heir.
- D. The said Swarnamoyee Dasi being the only heir of the said Jadunath Sarkar became the absolute owner of all the properties after the death of Jadu Nath Sarkar, including the said premises.
- E. The said Swarnamoyee Dasi died on March 17, 1937, leaving behind her a Will executed by her on 1st Aghran, 1332 BS corresponding to November 17, 1925 and appointed Sri Binoy Krishna Das, Sri Sachindra Nath Kolya and Sri Dhirendranath Halder as the executors of her last Will and Testament.
- F. By the said will the testatrix inter alia provided that, if any executor dies or is unable or unwilling to execute the said Will work then his adult eldest son or any other son or in case he nominates any one in his place, then he shall be competent to act as an executor in place and stead of the above named executors.
- G. After death of Swarnamoyee Dasi the executors obtained probate of the said will from the Hon'ble High Court at Calcutta at Fort William on September 24, 1937 and started administering the estate of the deceased.



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- H. Binoy Krishna Das died during the life time of Swarnamoyee Dasi and Dhirendranath Halder died without leaving any successor to his office of executorship. None of the said two executors had any surviving sons or any other heirs.
- I. By a decree dated July 24, 1939, the Hon'ble High Court at Kolkata, in Suit No.1062 of 1939 (Sachindra Nath Kolya Vs. Mrinalini Dassi) Sachindra Nath Kolya was declared the sole executor to the said Will of Smt. Swarnamoyee Dasi since deceased.
- J. The said Sachindranath Kolya by and under a Deed of Lease dated March 11, 1970 and registered with the Registrar of Assurances Kolkata in Book No.I, Volume No.78, Pages 230 to 237, Being No. 1832 for the year 1970, granted a lease of the said premises, which at that time was completely vacant in favour of the lessee for a period of 40 years on the terms and conditions contained in the said deed of lease. The said period of 40 years expired on January 31, 2010. The lessee thereafter constructed sheds, godowns, buildings and structures and is the exclusive owner thereof.
- K. Sri Sachindranath Kolya the sole surviving executor continued to administer the estate of the deceased and carried out his obligations in relation thereto. Sri Sachindra Nath Kolya died on



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April 29, 1990 leaving behind his two daughters namely Smt. Pillabai Saphui (nee Kolya) and Smt. Mirabai Naskar (nee Kolya).

- L. By a registered Deed of Declaration, dated December 6, 1972 registered with the District Registrar, 24-Parganas, in Book No. IV, Volume No.42 at Pages 51 to 53, Being No. 1445 for the year, 1972, Sri Sachindra Nath Kolya declared Smt. Pillabai Saphui & Smt. Mirabai Naskar, the executrix as successors to his executorship to the estate of Late Swarnamoyee Dasi.
- M. The lessee has constructed buildings and structures on the said premises.
- N. The lessee has now approached the lessor to grant a lease for a period of 99 years with the option to renew the same for a further period of 99 years on the same terms and conditions. The lessor has in view of the legal necessities and for maintaining and running and giving effect to the charitable disposition of the testatrix, agreed to grant a lease of the said premises to the lessee at a premium of Rs.44,00,000/- and yearly rent of Rs.100/-, to be paid either in advance or otherwise by the lessee to the lessor and, inter alia, on the terms and conditions hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED
BETWEEN THE PARTIES as follows :**



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- I. In consideration of the aforesaid agreement and in consideration of a premium of Rs.44,00,000/- (Rupees Forty Four Lakhs) only paid by the lessee to the lessors, the receipt whereof the lessors and each one of them hereby admit and acknowledge and of and from every part thereof and the said premises forever acquit and discharge the lessee and in consideration of the rent hereby reserved and all covenants and conditions herein contained and on the part of the lessee to be paid and performed the said lessors do and each of them doth hereby grant demise and assure unto the lessee the said premises being **ALL THAT** piece and parcel of land measuring about 86 cottahs 14 Chittacks and 31 Sq.ft. be the same a little more or less whereon or on part whereof the lessee had erected and built sheds and structures situated and lying at and being premises No.18, Radha Nath Chowdhury Road, Kolkata-700 015, more fully described in the first schedule hereunder written and delineated with **RED** bordered lines on the plan hereto annexed and hereinbefore and hereinafter referred to as the 'said premises' **TOGETHER WITH** all rights and easements appurtenances relating thereto free from encumbrances liens charges attachments claims and demands **TO HOLD** the said premises unto the lessee for a term of 99 years (i.e. ninety nine years) commencing from February 1, 2010 and expiring on January 31, 2109 with an option on the part of the lessee for renewal thereof for a period of another 99 years on the expiry of the said term on the terms and conditions stated hereunder **YIELDING AND PAYING** therefor regularly year to year according



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to English calendar year unto the said lessors yearly rent for sum of Rs.100/- (Rupees one hundred only).

II. The period of lease is 99 years commencing from February 1, 2010 with an option to the lessee to renew the lease for further terms of 99 years on the same terms and conditions without being liable to pay any premium, such renewal being automatic unless a contrary intention is expressed by the lessee.

III. The Lessee doth hereby covenant with the Lessor as follows :

- (a) To pay to the lessors the rent punctually at the beginning of each calendar year according to English calendar for which the same shall be due without any deduction or abatement whatsoever and in default to pay interest on all arrears of rent at the rate of 12 (twelve per cent) per annum from the date of default until such payment of such rent.
- (b) The lessee shall pay all property taxes including the year rent payable to the office of the Collector, South 24-Parganas Kolkata Khasmahal section and the owner and occupier share of corporation taxes and all other taxes if imposed by the competent authority in future and other outgoings in respect of the said premises which shall accrue after the execution and registration of this Deed.



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- (c) The lessee shall fully indemnify the lessors and always during the continuance of this lease keep them indemnified against any claim made by any neighbour or any other person or persons for any loss or damage that the said neighbour or such person or persons may suffer by any act of the lessee in connection with the construction on the demised premises and/or in any other respect arising and/or in connection and/or with regard to the demised premises or any part thereof that may be awarded by any competent court.

IV. The lessors do hereby covenant with the lessee as follows :

- (a) The lessors are the absolute owners of the demised premises and are competent to grant lease of the demised premises and that the said demised premises is free from all encumbrances, liens, claims, demands and attachments whatsoever. The lessors shall keep the lessee indemnified against all claims with regard to their right title and interest in the demised premises including their right to grant this lease, for all times to come.
- (b) The lessee is, inter alia, the owner of all buildings and structures standing thereon and the lessee shall continue to remain owners of the said building and structures for his own use and benefit. However, on expiry of the lease or



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sooner, determination thereof the lessor will be bound to purchase the building, structures or any construction at the demised premises at the market value then prevailing, in respect of the said constructions building and structures and without payment of such market value the lessor will not be entitled to reclaim possession of the demised land.

(c) The lessee shall be entitled to demolish the existing structures and building and/or construct, or re-construct or erect on the said premises or any part thereof any building, shed, and carry out construction of any nature and/or multi-storied building in accordance with rules and regulations of the Kolkata Municipal Corporation or any other competent authority appointed therefor. All such constructions made shall be at the cost of the lessee and shall belong to the lessee and the lessor shall have no right whatsoever in the said construction.

(d) That the Lessee observing and performing all the terms and conditions herein contained and on its part to be observed and performed shall and may peaceably and quietly hold and enjoy the demised premises without any interruption or disturbance by the Lessors or any person claiming under or in trust for them during the term hereby granted.



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- (e) That the lessee shall be entitled to execute and register any document transferring any portion of the demised portion along with any constructed area in any manner be deemed fit and proper by the lessee and the Lessors hereby confirm such transfers as effected by the lessee in respect of the demised portion of the premises or the constructed area.
- (f) That the Lessor have executed a power of attorney in favour of the lessee to do all acts things and deeds in order to enable the lessee to ensure the Development of the demised premises without taking recourse to the Lessor and without prejudice to the generality of the power of attorney the lessee shall be entitled to exercise all rights title and interest in respect of the said premises.
- (g) On the expiration of the period of this demise or sooner determination the lessee shall yield and deliver peaceful possession of the entire property together with and subject to the then existing tenants and/or Sub-Lessees as the case may be subject to the lessee's right to remove the constructed building or any constructed and/or be compensated for the same.
- (h) The Lessee shall be entitled to assign and/or transfer the leasehold right or interest or cause the said demised premises or any part or portion thereof or any new building



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and/or buildings to be constructed thereon or any part thereof for which no further consent of the Lessor shall be required and this Deed of Lease by itself is and shall be treated as the consent.

- (i) The Lessor shall not exercise the right of re-entry into or upon the said demised premises or any part or portion thereof or in respect of the new building and/or buildings to be constructed thereon.
- (j) The lessee shall be entitled to all the reversionary right title and interest of the Lessor in the demised premises and the Lessor and/or their representative and/or their assigns shall be liable to convey to the lessee and/or its nominee or nominees the reversionary interest of the Lessor in such proportion and to such parties as may be deemed fit and proper in the absolute discretion of the lessee.
- (k) The lessee shall be entitled to represent the lessor before any authority for the purpose of obtaining sanction of any plan for construction of the multi storied building or any other construction on the demised premises and file such affidavits on behalf of the lessor as may be deemed fit and proper.



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- (l) The lessee shall be entitled to pay such fees as may be payable to the competent authority for sanction of the plans for construction of buildings on the said premises in accordance with the provision of law for and on behalf of the lessor herein.
- (m) The lessee shall be entitled to receive the sanctioned plan from the Kolkata Municipal Corporation or any other competent authority for and on behalf of the lessor.
- (n) The lessee in so far as the demised premises is concerned shall be entitled to file suits, writ petitions, affidavits, in any court of law for enforcing the rights of the lessor in respect of the said premises and shall be entitled to defend any suit proceeding or any action initiated against the lessor in respect of the demised premises. All the expenses incurred in connection with the above work will be borne by the lessee.
- (o) The lessee shall be entitled to delegate the powers conferred on them by this indenture or by any other power of attorney to such persons as they may deem fit and proper.

V. **PROVIDED HOWEVER** it is hereby agreed and declared by and between the parties hereto as follows :



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- (a) The lessee shall be entitled to demolish all construction and shall be entitled to submit plan or plans to the Kolkata Municipal Authorities for and on behalf of and/or in the name of the Lessor and shall also be entitled to file declarations and affidavits for and on behalf of the Lessor and the Lessor hereby irrevocably grants power of attorney to the Lessee with a right to delegate the said power to any person it may think fit and proper, to do all acts, deeds and things necessary for the purpose of making any construction on the said premises and to let out or sub-let the same without any further permission of the lessor in respect of any portion of the premises hereby demised or the constructed areas as may be deemed fit and proper and the lessee and its nominees are hereinafter referred to as the constituted attorneys.
- (b) The lessee shall be entitled to file any affidavit or affidavits for and on behalf of the lessor with the Kolkata Municipal Corporation or any other competent authority or authorities. The benefits arising out of such demolition or sanctioned plan or building, rebuilding shall belong to the Lessee and the costs thereof shall be paid and borne by the lessee.
- (c) The lessee shall be entitled to appear for and on behalf the lessor, before any authority for the purpose of obtaining sanction of any plan for any construction including



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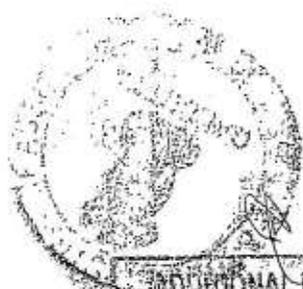
construction of a multi-storied building or any other building on the demised premises.

- (d) The lessee shall be entitled to pay such fees as may be payable to the competent authority for sanction of the plans for construction of buildings or any other construction on the said premises in accordance with the provision of law for and on behalf of the lessor herein.
- (e) The lessee shall be entitled to receive the sanctioned plan from the Kolkata Municipal Corporation or any other competent authority for and on behalf of the lessor.
- (f) The lessee in so far as the demised premises is concerned shall be entitled to file suits, writ petitions, affidavits in any Court of Law for enforcing the rights of the lessor in respect of the said premises and shall be entitled to defend any suit proceeding or any action initiated against the lessor in respect of the demised premises, the cost of which will be borne by the lessee.
- (g) The lessee shall be entitled to delegate the powers conferred on them by this Indenture or by any other power of attorney to such persons as they may deem fit and proper.



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
-- 2 JAN 2013

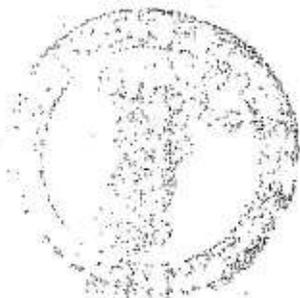
- (h) The Lessee shall be entitled to sub-let, transfer, assign, sub-lease or sub-demise, the Demised property and/or otherwise transfer and/or part with possession and/or alienate the Demised property or any portion thereof and/or benefits arising therefrom and such parts and/or on such terms or conditions as the Lessee may think fit. However the rent payable by the Lessee to the Lessor shall continue, in what ever circumstances the case may be.
- (i) In the event of the said demised premises or any part or portion thereof or the new building or buildings to be constructed thereon being requisitioned and/or acquisitioned by any Government or any agency thereunder or Military authorities or any other authorities competent in that behalf this Deed of Lease shall not be determined and/or terminated and the Lessee shall continue to pay the rent hereby reserved the Lessee will be entitled to all compensation of all kinds and also money that may be paid and/or payable by the requisitioning and/or acquisitioning authority for such requisition and/or acquisition.
- (j) In the event of the said demised premises and/or any part or portion thereof and/or the new building or buildings to be constructed thereon being acquired by the Government of India or the State Government or any local authority under



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any Act for the time being in force this demise shall determine at the option of the Lessee from the date when the possession of the demised premises thereon shall be actually and physically taken by the acquiring authorities and the Lessee herein shall be entitled to the whole of the compensation money for the buildings and structures and loss of leasehold and ownership rights.

- (k) The Lessor and all persons having lawfully or equitably claiming any estate right title or interest whatsoever or howsoever into or upon the said demised premises or any part thereof including the new building or buildings to be constructed thereon shall and will from time to time and at all times hereafter upon reasonable request and at the cost and expenses of the Lessee, unless prevented by fire, theft, burglary, mob-violence enemy operation or some other inevitable accident or circumstances beyond their control or power produce or cause to be produced unto the Lessee or its attorney or attorneys or agent or agents or such other persons as the Lessee shall direct or appoint at any trial hearing examination or commission or otherwise as occasion shall require the original title deeds in respect of the said demised premises and will also at the like request and cost of the Lessee deliver or cause to be delivered unto the Lessee or its attorney or attorneys or agent or agents or such other



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person or persons as aforesaid the true attested or other copy of and from the same as the lessee or such other person or persons as aforesaid may require and shall and will in the meantime unless prevented as aforesaid keep the same cared undefaced whole unobliterated and uncanceled.

- (l) A notice intended to be served on the Lessee shall be deemed to be duly served on it if sent by registered post with acknowledgement due to the address of the lessee mentioned herein or to such other place of the lessee may from time to time by notice in writing by the lessor notify as the address for service and until such notification it shall be deemed to be duly served if sent by registered post with acknowledgement due at the aforesaid address and similarly any notice intended to be served on the lessor shall be deemed to be served on them if sent by registered post with acknowledgement due at their aforesaid address or at such other place as the Lessor from time to time may notify in writing.
- (m) In the event for any reason the reversionary right of the Lessor is not transferred to the lessee or its nominees, the Lessee shall have the option to renew the lease for further term or terms of 99 years each on the same terms and



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conditions as long as the Lessee desires except payment of premium.

- (n) Upon the Lessee paying the rent hereby reserved and observing and performing the conditions and covenants herein contained, the Lessee shall quietly and peacefully hold, possess and enjoy the said premises during the said term and the term created upon the renewal hereof without any interruption and disturbance by the Lessor or any person claiming under or in trust for him, and the Lessor hereby and hereunder grants irrevocable power of attorney to the Lessee to maintain the said premises for the term hereby created.

VI. **AND IT IS HEREBY FURTHER AGREED** by and between the parties hereto as follows :

- (a) That the Lessor shall not sell transfer convey nor create interest of a third party into or upon the said demised premises or new building or buildings to be constructed thereat or any part or portion thereof without the consent, in writing, of the Lessee and in the event of the Lessor deciding to sell and transfer the reversionary interest in respect of the said demised premises they shall first offer the same to the lessee at a price to be determined by the arbitrator and if



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upon such consideration amount being determined by the Arbitrator if the Lessee shall fail to exercise the option of acquiring the reversionary interest within a period of thirty days from such determination then and in that event the Lessor shall be entitled to sell the reversionary interest in respect of the said demised premises in favour of any other person and/or persons.

- (b) All the municipal rates taxes and other outgoing payable to Kolkata Municipal Corporation, Office of the Collector, South 24-Parganas, Kolkata Khasmahal section and other authorities including electricity charges if payable by the Lessor in respect of the said demised premises prior to the date of execution of this Deed of Lease shall be paid borne and discharged by the Lessor and the Lessor has agreed to make payment of the same forthwith and shall keep the Lessee and its successor and/or successors in interest and assigns saved harmless and fully indemnified from all costs charges claims actions suits and proceedings.
- (c) All disputes and differences between the parties hereto in any way touching or concerning the said demised premises or any part or portion thereof or in any way touching or concerning these presents and/or the rights and liabilities of any of the parties hereto shall be referred to the sole



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arbitration of a person to be nominated by the Lessee who shall conduct the same under the Arbitration and Conciliation Act, 1996 or any statutory modification or enactment thereto for the time being in force.

(d) The Arbitrator shall have summary powers.

VII. And that the Lessee shall bear and pay all costs of and incidental to this lease, including stamp and registration charges.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land structure measuring about 3229 sq.ft pucca in nature and that of tin shed measuring about 31710 sq.ft whereon or part thereof the said structure is standing and/or built containing an area 04 Bighas 06 Cottahs 14 Chittacks 31 Square feet more or less situate lying at and being premises No.18, Radha Nath Chowdhury Road, (formerly Tangra Road), Kolkata (Pin Code-700015) Police Station-Entally, within Ward No.56 of The Kolkata Municipal Corporation, being Holding No.139 in Grand Division No.1 Sub-Division-H, Dihi-Panchannagram within Thana-Entally and Sub-Registration Office - Sealdah, in the District of South 24-Parganas and shown in the plan annexed hereto duly bordered thereon in **RED** and butted and bounded as follows :



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ADDITIONAL MANAGER
OF ASSURANCE, KOLKATA
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- ON THE NORTH :** Bibi Bagan Lane;
- ON THE SOUTH :** Premises No.20A, Radhanath Choudhury
Road;
- ON THE EAST :** Premises No.17, Radhnath Choudhury
Road;
- ON THE WEST :** Radhanath Chowdhury Road;

IN WITNESS WHEREOF the lessors and the lessee have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the **LESSORS** at Kolkata in the presence of :

Rupin
(A.K. Jain)
Constituted Attorney

WITNESSES :

1. *Bhushan Chandra Das*
8, V/2 P. S. Office
Kb/1
2. *Dulal Ghosh*
24, Beria Ho/2ah.



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SIGNED SEALED AND DELIVERED

by the **LESSEE** at Kolkata in the
presence of :

WITNESSES :

1. Rahul Kothari
7C K-S. Roy Road
Kolkata - 700001
2. Dulal Ghosh
Uluberia, Howrah

Drafted by
Sanda Ganguly,
Advocate
High Court at Calcutta

For MACFARLANE & CO. LTD.

S. Dharti

Director



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RECEIVED from the abovenamed Lessees the within mentioned sum of Rs.44,00,000/- (Rupees forty four lakhs) only as within mentioned consideration money as per memo below :

MEMO OF CONSIDERATION :

Cheque No.	Date	Bank & Branch	Amount (Rs.)	Issued in favour of
136124	16.10.2008	SBI Commercial Branch	Rs.22,00,000/-	Pillabai Saphui
136125	16.10.2008	SBI Commercial Branch	Rs.22,00,000/-	Mirabhai Naskar
Total :			<u>Rs.44,00,000/-</u>	

WITNESSES :

1. Rahul Kothari
7C K.S. Roy Road
Kolkata - 700001

2. Deval Chakraborty
C/L Boria, Howrah

FOR MACFARLANE & CO. LTD.
I. D. K. Jais
Director

Ref: (R.K. Jain)
Constituted Attorney



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OF ASSURANCES-1, KOLKATA
- 2 JAN 2013



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left hand					
right hand					

Name R. K. Jain

Signature [Signature]
Constituted Attorney



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature S. D. Rai

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
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Name
 Signature



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MR. J. S. CHANDRANATH
OF ASSURANCE CO., KOLKATA
- 2 JAN 2013



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00028 of 2013
(Serial No. 00028 of 2013)

On 02/01/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 49500/- is paid , by the Bankers cheque number 022798, Bankers Cheque Date 19/12/2012, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 02/01/2013

(Under Article : A(1) = 49379/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- ,Excess amount = 23/- on 02/01/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- /-Lease Period 99 Years Advance/Premium Rs 44,00,000/- Average annual Rent Rs 44,544/-

Certified that the required stamp duty of this document is Rs.- 318711 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 318750/- is paid , by the Bankers cheque number 022797, Bankers Cheque Date 19/12/2012, Bank : State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 02/01/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.52 hrs on :02/01/2013, at the Office of the A.R.A. - I KOLKATA by G. D. Rathi ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 02/01/2013 by

1. G. D. Rathi

Director, Macfarlane & Co. Ltd., 9/1, Rajendra Nath Mukherjee Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business

Identified By Dulal Ghosh, son of Kartick Ghosh, Thana:Uluberia, P.O. :- ,District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00028 of 2013

(Serial No. 00028 of 2013)

1. R. K. Jain, son of Lt. Mannulal Jain , 110/ N, Cossipur Road, Kolkata, Thana:-Chitpur, P.O. :-
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700002 By Caste Hindu By Profession:
Others,as the constituted attorney of 1. Pillabai Saphui 2. Mirabai Naskar is admitted by him.

Identified By Dulal Ghosh, son of Kartick Ghosh, Thana:-Uluberia, P.O. :- ,District:-Howrah, WEST
BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



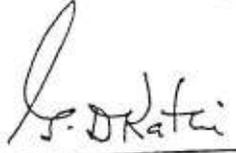
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

- 2 JAN 2013
(Ashim Kumar Ghosh)

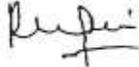
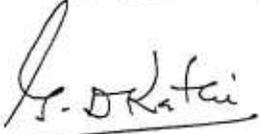
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.R.A. - I KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 00028 / 2013

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
G. D. Rathi 26, Prasanna Kr. Tagore Street, Kolkata, Thana:-Jorabagan, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006	 02/01/2013	 LTI 02/01/2013	 02-01-2013

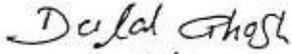
II. Signature of the person(s) admitting the Execution at Office.

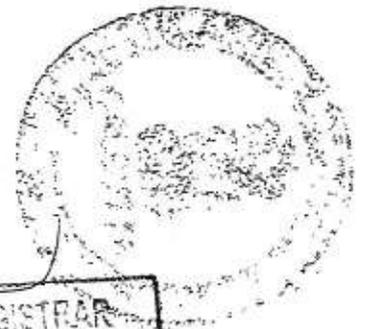
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	R. K. Jain Address -110/ N, Cossipur Road, Kolkata, Thana:-Chitpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700002	Attorney	 02/01/2013	 LTI 02/01/2013	
2	G. D. Rathi Address -26, Prasanna Kr. Tagore Street, Kolkata, Thana:-Jorabagan, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 02/01/2013	 LTI 02/01/2013	

Name of Identifier of above Person(s)

Dulal Ghosh
 Thana:-Uluberia, P.O. :- ,District:-Howrah, WEST
 BENGAL, India.

Signature of Identifier with Date


2/1/2013




 ADDITIONAL REGISTRAR
 OF ASSURANCES, KOLKATA
 - 2 JAN 2013
 (Ashim Kumar Ghosh)

DATED THIS _____ DAY OF JANUARY, 2013
=====

SMT. PILLABAI SAPHUI & ANR.

... .. LESSORS.

A N D

MACFARLANE & CO. LIMITED.

... .. LESSEES.

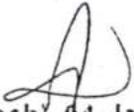
INDENTURE OF LEASE

SINGHVI & Co.,
Advocate
7C, Kiran Shankar Roy Road,
Kolkata-700 001

Certificate of Registration under section 60 and Rule 69.

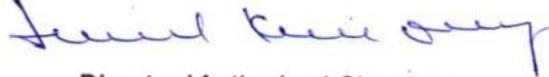
Registered in Book - I
CD Volume number 1
Page from 589 to 618
being No 00028 for the year 2013.




(Ashim Kumar Ghosh) 04 January-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

18.1.13

PS GROUP REALTY PVT. LTD.



Director / Authorised Signatory